



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

June 16, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes**
- B. Communications**
- C. Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-03-22, Rezone Application No. R-03-69 and related Vesting Tentative Tract Map No. 5258/UGM, Rezone Application No. R-03-84 and related Vesting Tentative Tract Map No. 5295/UGM and environmental findings, filed by Ingels-Braun, on behalf of Sunnyside Ranch, for 109 acres of property located on the west side of South Clovis Avenue extending between the Union Pacific Railroad (California alignment) and 350 feet south of the East Church Avenue alignment.
1. Environmental Assessment No. A-03-22/R-03-69/R-03-84/T-5258/T-5295, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-22, requesting to amend the 2025 Fresno General Plan and the Roosevelt Community Plan relating to a 22-acre portion of the project site located immediately along the west side of South Clovis Avenue. The amendment proposes to change the office commercial planned land use designation for approximately 12 acres of property and the neighborhood commercial planned land use designation for approximately 10 acres of property to the medium density residential planned land use designation.
 3. Rezone Application No. R-03-69 and related Vesting Tentative Tract Map No. 5258, requesting to rezone an approximately 70 net acre portion of the site from AE-5 (*Exclusive Five Acre Agricultural*) and AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone districts to R-1 (*Single Family Residential*) and R-1/UGM (*Single Family Residential/Urban Growth Management*) zone districts and subdivide the subject area into 258 single family residential lots.
 4. Rezone Application No. R-03-84 and related Vesting Tentative Tract Map No. 5295, rezoning an approximately 26 net acre portion of the site from AE-5 (*Exclusive Five Acre Agricultural*) and AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone districts to R-1 (*Single Family Residential*) and R-1/UGM (*Single Family Residential/Urban Growth Management*) zone districts and subdivide the subject area into 123 single family residential lots.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Michael Sanchez
 - Staff Recommendation: Recommend approval of the plan amendment and rezone applications to the City Council; Approve tentative tract maps
 - Will be considered by City Council (plan amendment and rezone applications only)

VIII. NEW MATTERS – Continued

- B. Consideration of an appeal of the Planning and Development Department Director's denial of Variance Application No. V-04-07, filed by James and Lisa Federico, for 0.27 acres located on the north side of East Shadow Creek Drive between East International and East Copper Avenues relating to the request to construct a swimming pool setback approximately two feet from the rear yard fence. The water line will be setback three feet from the rear yard fence.

- Woodward Park Community Plan Area
- Council District 6 (Councilmember Duncan)
- Staff Member: Dawn Marple
- Staff Recommendation: Uphold denial of application by Director
- May be considered by City Council

- C. Consideration of an appeal of the Planning and Development Department Director's denial of Variance Application No. V-04-04, filed by Vigen and Associates, on behalf of Phylliss Beech, for property located on the southwest corner of North Poplar and East Alhambra Avenues. The request is seeking encroachment into the required front and side yard setbacks to allow for a new overheight fence and a two-story building addition that will rest on the south property line.

- Tower District Specific Plan
- Council District 3 (Councilmember Sterling)
- Staff Member: Michael Sanchez
- Staff Recommendation: Uphold denial of application by Director
- May be considered by City Council

- D. Consideration of an appeal of the Planning and Development Department Director's denial of Variance Application No. V-04-06, filed by Victoria Tennyson, for property located at 350 East Vassar Avenue, located on the south side of East Vassar Avenue between North Palm and North Wilson Avenues. The request is seeking a waiver of the covered parking (carport/garage) requirement for a single family residence.

- Tower District Specific Plan
- Council District 1 (Councilmember Boyajian)
- Staff Member: Michael Sanchez
- Staff Recommendation: Staff terminated application request. No variance required.

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT